

**STATE OF ALABAMA
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
STATE LANDS DIVISION**

**INVITATION FOR BIDS FOR THE SALE OF STATE LAND
LOCATED IN MONTGOMERY COUNTY, ALABAMA**

Notice is hereby given pursuant to Code of Alabama, 1975, Section 9-15-70 et seq. that sealed bids for the sale of state property will be received by the State Lands Director until July 8, 2008 at 2:30 P.M., at which time all bids will be publicly opened and read in the office of the State Lands Division, Department of Conservation and Natural Resources, 464 Folsom Administrative Building, Montgomery, Alabama 36130-1901.

A parcel of land located in the W1/2 of Section 34, Township 17 North, Range 18 East, in Montgomery, County, Alabama, being more commonly known as the OLD KILBY PROPERTY, which parcel is more particularly described as follows:

Beginning at a set tee-post lying at the NE corner of Lot A, Alabama Power Company Southern Division Operation Complex Plat No. 1, as recorded in the Office of the Judge of Probate, Montgomery County, Alabama in Plat Book 37, at page 64, said point also lying on the South right-of-way of Congressman W.L. Dickinson Drive – U.S. Highway 231 (ROW varies); thence run along South right-of-way N 86°26'19"E, 197.51 feet to a set 5/8" rebar GMC cap No. CA00156 lying at a right-of-way offset line; thence run along said offset N 03°33'41"W, 110.00 feet to a found concrete right-of-way monument lying at the end of said offset; thence run along said South right-of-way N 86°26'19"E, 246.93 feet to a set 5/8" rebar GMC Cap No. CA00156 lying at the NW corner of Gunter Air Force Base property as recorded on the aforementioned Judge of Probate Office on RLPY 244, at Page 245; thence leaving said South right-of-way run along the West line of said Gunter Air Force Base property S 06°42'12"E, 978.15 feet to a set 5/8" rebar GMC Cap No. CA00156; thence leaving said West line run N 84°10'30"W, 15.56 feet to a set 5/8" rebar GMC Cap No. CA00156; thence run S 02°14'17"E, 95.48 feet to a set 5/8" rebar GMC Cap No. CA00156 lying on the North line of said aforementioned property; thence run along said North line N 80°45'12"W, 262.67 feet to a set PK-Nail in an existing asphalt drive; thence run N 69°18'12"W, 149.93 feet to a set PK-Nail in said asphalt drive; thence run N 51°42'12"W, 119.80 feet to a set 5/8" rebar GMC Cap No. CA00156; thence run N 24°18'12"W, 266.24 feet to a set 5/8" rebar GMC Cap No. CA00156; thence leaving said North line of said property run N 17°24'55"E, 268.58 feet to a set tee-post; thence run N 03°37'40"W, 260.07 feet to the point of beginning containing 10.876 acres, more or less.

Any conveyance will be made subject to the consideration of the following:

- 1) PORTIONS OF THE PARCEL CONTAIN PESTICIDE CONTAMINATION. REMOVAL/CLEANUP OF THIS CONTAMINATION IS THE RESPONSIBILITY OF THE U.S. DEPARTMENT OF DEFENSE. SELLER BEARS NO

**RESPONSIBILITY FOR EITHER THE EXISTENCE OF THIS
CONTAMINATION OR THE CLEANUP/REMOVAL OF SAID
CONTAMINATION. THIS PROPERTY IS SOLD SUBJECT TO
THE REQUIREMENTS OF THE UNIFORM ENVIRONMENTAL
COVENANTS ACT.**

- 2) Reservation of all oil, gas and mineral rights; and
- 3) All other reservations and restrictions of record.

The MINIMUM BID for the subject property is set at \$459,000.

Each bid submitted must be accompanied by a certified or cashier's check in the amount of \$46,000 as a bid deposit made payable to the State Lands Division which will be forfeited if the bid is accepted and the Bidder does not complete the transaction. Any bid submitted without such check will not be considered. Unsuccessful bidders' deposits will be returned promptly following the bid opening. The successful bidder's deposits will be applied to the purchase price of the successful bid.

All bids submitted must be clearly marked on the outside of the envelope "SEALED BID FOR OLD KILBY PROPERTY, MONTGOMERY COUNTY, ALABAMA, NOT TO BE OPENED UNTIL JULY 8, 2008 AT 2:30 P.M." and mailed to: State Lands Division, Room 464, Folsom Administrative Building, 64 North Union Street, Montgomery, Alabama 36130.

NO BID SHALL BE RECEIVED FOR ANY REASON ANY TIME AFTER THE ADVERTISED DEADLINE.

The successful bidder must complete the transaction within 30 days of award or forfeit the bid deposit. Specification of a minimum bid amount to be considered does not suggest acceptance of any bid which may exceed that amount. The State does not warrant nor guarantee title to the lands herein advertised.

This sale is conducted pursuant to the provisions of the Alabama Land Sales and Leasing Act (Act 95-280) and/or other laws of the State of Alabama governing this transaction whether or not included in this notice. The State reserves the right to reject any or all bids and to negotiate a higher purchase price with the highest bidder. No sale may be made at a price less than the highest bid received or published minimum, whichever is highest.

The property may be inspected before July 8, 2008 at 2:30 p.m., by contacting the State Lands Division. Persons desiring further information regarding this sale may contact the State Lands Division at the above address, or by telephone at (334) 242-3484.

5/29/08
DATE


James H. Griggs
State Lands Director